



U.S. Department of Housing and Urban Development Current Income and Rent Limits for Vancouver, WA*

*part of Portland-Vancouver-Hillsboro MSA

2026 CDBG and HOME Income Limits

Use the 50% AMI limit for CDBG public service
Use the 60% AMI limit for HOME TBRA programs and HOME rental housing projects
Use the 80% AMI limit for HOME homeownership projects.

Income Limit	Number in Household							
	1	2	3	4	5	6	7	8
Moderate Income (80% of Median)	\$71,900	\$82,150	\$92,400	\$102,650	\$110,900	\$119,100	\$127,300	\$135,500
Low Income (60% of Median)	\$53,940	\$61,620	\$69,300	\$76,980	\$83,160	\$89,340	\$95,460	\$101,640
Very Low Income (50% of Median)	\$44,950	\$51,350	\$57,750	\$64,150	\$69,300	\$74,450	\$79,550	\$84,700
Extremely Low Income (30% of Median)	\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850

Effective June 1, 2026

Source: [CDBG Income Limits - HUD Exchange](#)

2025 Fair Market Rents – For use with HOME TBRA programs

Fair Market Rent	Number of Bedrooms						
	Efficiency	1	2	3	4	5	6
Fair Market Rent	\$1,570	\$1,677	\$1,922	\$2,619	\$3,109	\$3,575	\$4,041

Effective October 1, 2025

Source: <https://www.huduser.gov/portal/datasets/fmr.html>; <https://www.hudexchange.info/programs/home/home-rent-limits>

Note: Fair market rents (FMRs) serve as the monthly rent limits for tenant-based rental assistance funded by the City of Vancouver. Rents include utilities.

2026 High and Low HOME Rent Limits

Use with HOME rental housing projects (not TBRA)

HOME Rent	Number of Bedrooms						
	Efficiency	1	2	3	4	5	6
High HOME Rent	\$1,440	\$1,544	\$1,856	\$2,135	\$2,361	\$2,587	\$2,813
Low HOME Rent	\$1,123	\$1,203	\$1,443	\$1,668	\$1,861	\$2,053	\$2,245

Effective June 1, 2026

<https://www.hudexchange.info/programs/home/home-rent-limits/>

Note: Projects with one to four HOME-assisted units are required to have assisted unit rents not exceed the lesser of the Fair Market Rent or High HOME Rent. Projects with five or more HOME-assisted units are required to have 20% of assisted unit rents not exceed the Low HOME Rent and 80% not exceed the lesser of the Fair Market Rent or High HOME Rent. Rents include utilities.

2025 HOME Homeownership Value Limit

Use with homebuyer assistance programs and homeownership development projects

Limit	Amount
Home value limit (95% of median home price)	\$499,000

Effective December 1, 2025

Source: [HOME Homeownership Value Limits | HUD USER](#)

2025 HOME Maximum Per-Unit Subsidy Limits

Use with homebuyer assistance programs and housing development Projects

Bedrooms	Amount
Studio	\$187,658
1	\$215,122
2	\$261,595
3	\$338,419
4+	\$371,477

Effective May 11, 2026

Source: [HOME Maximum Per-Unit Subsidy Limits - HUD Exchange](#)